

115.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

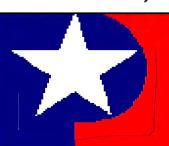
Total Card / Total Parcel  
788,900 / 788,900

USE VALUE:

788,900 / 788,900

ASSESSED:

788,900 / 788,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
27		BRAND ST, ARLINGTON	

**OWNERSHIP**

Unit #:

Owner 1:	HARMON JAMES C/AUDREY E
Owner 2:	
Owner 3:	

Street 1: 27 BRAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: NAULOT PHILIPPE/MICHELE -

Owner 2: -

Street 1: 27 BRAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,672 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1990, having primarily Vinyl Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7672		Sq. Ft.	Site		0	70.	0.81	5			Topo	-5					432,359						432,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7672.000	356,500		432,400	788,900			
Total Card		0.176	356,500		432,400	788,900	Entered Lot Size		
Total Parcel		0.176	356,500		432,400	788,900	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	455.49	/Parcel:	455.4	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID 115.0-0002-0005.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	356,400	0	7,672.	432,400	788,800	788,800 Year End Roll	12/18/2019
2019	101	FV	279,000	0	7,672.	438,500	717,500	717,500 Year End Roll	1/3/2019
2018	101	FV	277,500	0	7,672.	327,400	604,900	604,900 Year End Roll	12/20/2017
2017	101	FV	277,500	0	7,672.	296,500	574,000	574,000 Year End Roll	1/3/2017
2016	101	FV	277,500	0	7,672.	284,100	561,600	561,600 Year End	1/4/2016
2015	101	FV	269,600	0	7,672.	240,900	510,500	510,500 Year End Roll	12/11/2014
2014	101	FV	269,600	0	7,672.	228,500	498,100	498,100 Year End Roll	12/16/2013
2013	101	FV	269,600	0	7,672.	217,400	487,000	487,000	12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NAULOT PHILIPPE	53222-276		7/17/2009		515,000	No	No				
ZHANG LIN/ETAL	32539-355		3/22/2001		397,500	No	No				
CHUANG HSI PING	25773-303		10/30/1995		214,000	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	753	Redo Kit	35,500	C				
1/10/2018	29	Redo Bat	8,000	C				
5/18/2011	459	Wood Dec	15,800					
5/20/2008	486	New Wind	12,812		G10	GR FY10		

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
9/7/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	163	PATRIOT
6/14/2001	MLS	MM	Mary M
2/8/2000	Meas/Inspect	264	PATRIOT
9/4/1993		MF	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	05 - Garrison			Full Bath:	1	Rating:	Good	PDAS.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1											
Color:	GREEN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:		Rating:		Other											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper											
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt:	1990	Eff Yr Blt:		Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct:	G12	Fact:	.	Floor:				Totals	RMs:	6	BRs:	3	Baths:	1	HB:	1			
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	10.	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:	1	6	3								
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:	2018										
Prim Floors:	3 - Hardwood			Override:			%	Baths:	2018										
Sec Floors:		%		Total: 10.6 %				Plumbing:											
Bsmnt Flr:	4 - Carpet							Electric:											
Subfloor:								Heating:	2018										
Bsmnt Gar:	1							General:											
Electric:	3 - Typical							Totals				1	6	3					
Insulation:	2 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	2 - Gas																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:	100																
Solar HW:	NO	Central Vac:	NO																
% Com Wall:		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 115.0-0002-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X8	A	AV	2015	0.00	T	3.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					
<b>IMAGE</b> AssessPro Patriot Properties, Inc																			